

REDWOOD

MOUNTAIN CABINS

WEEK-END COTTAGES

by
California Architects



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From the collection of:

Jim Draeger

PLANS FOR REDWOOD WEEK-END HOMES

By California Architects

Seventeen selected plans of small, livable cabins and cottages.

Designed to be constructed of California Redwood, for beach or mountain sites.

Adaptable for year-round dwellings of moderate cost for small families.

Particular attention given to durability, fire protection, space economy, and convenience.

Harmonious exteriors in design and materials.

PRICE 25 CENTS

Compiled by
CALIFORNIA REDWOOD ASSOCIATION
SAN FRANCISCO

COPYRIGHT FEBRUARY, 1927

The Mountain Cabin and Week-end Cottage are growing in popularity

"Change is good for every man. If, occasionally, he will get away—see new scenes and new faces: wear old clothes and eat different food: think new thoughts and lead a different life: swim, hike, hunt or fish, play tennis, row, sail or lie on his back under the forest—then does he increase his chances for peace and prosperity, happiness and long life."

—A Wise Old Owl.

MORE and more are people becoming conscious of the handicaps imposed by business opportunity and social contacts requiring homes in or near metropolitan centers, which unduly restrict healthy, happy out-door relaxation. In ever increasing numbers people are considering a cottage at the beach or a cabin in the mountains less of a luxury and more of a necessity.

The modest summer cabin and the week-end cottage is coming into its own.

Careful Planning is Worth While

Too many of these little vacation or week-end homes are built without sufficient forethought. People say "We don't care how it looks, or how it is built—its just for a vacation, for a change, for a week-end of fun". They fail to realize that to enjoy the change—to provide the needed rest, comfort and freedom from the cares and worries of city life—careful planning is essential. Often are housekeeping steps multiplied unnecessarily, closet spaces inadequate, cross ventilation lacking or the unexpected guest a serious problem due to poorly planned space.

Too many people build with plenty of enthusiasm but with too much haste, forgetting that in most cases cabins or cottages will be exposed to more severe weather conditions than will the city homes: that they must, perforce, be shut up for long periods without care: that when opened they must be ready for immediate use despite that neglect to which they inevitably will be subjected: that a little forethought, a little care in planning,

design and in choice of materials will eliminate petty annoyances and will prevent worry, uncertainty and annual repair bills.

The Purpose of This Booklet

It is unfortunate that so little has been published to help the summer-vacationist and the week-end home builder. Designs for year-round homes are plentiful, but these are not suitable for the summer vacation, except in rare instances, and ordinarily they are more expensive than need be.

It is the purpose of this booklet to suggest a few appropriate designs for mountain cabins and beach cottages and to recommend the materials that will prove most rugged, harmonious, and inexpensive with due regard for the severe usage, exposure and neglect which is inevitable.

In the pages that follow will be found 17 carefully selected designs, with elevation and floor plan for each. Particular attention has been given to convenience, economy of space together with such elasticity as will most easily care for the unexpected guest; harmonious and attractive designs which are inexpensive to build and which, with careful choice of the building materials indicated, will eliminate recurring repairs and replacements.

Plans and Specifications Ready for You

Every design is by a qualified California Architect. Designs for sea-shore cottages are made available through the courtesy of the Frank Meline Company, Los Angeles, California and are chosen from among those submitted in that Company's "Beach Cottage Architectural Competition", the purpose of which was to insure a high standard of quality in the architectural development of the Company's Pierpont Bay Properties. The Mountain Cabins were designed especially for the California Redwood Association by Mr. Clifford Truesdell, Jr., a member of the American Institute of Architects and chairman, Small House Committee, Southern California Chapter, A. I. A.

Working instruments—consisting of complete plans and specifications—are available for every one of these designs. If your lumber dealer does not have them in stock, he will get them for you or you may obtain them by writing direct to the California Redwood Association at 24 California Street, San Francisco. Prices, which are nominal, are:

	For 1 original set, per design	For duplicate sets* per design
1. Mountain Cabins	\$2.50	\$1.75
2. Week-End Cottages	7.50	1.75

*If ordered at same time as original set.

All orders should be accompanied by remittances and should give, where possible, name and address of your retail lumber dealer. Working instruments will ordinarily be forwarded on the day on which orders are received.

Information about California Redwood will be found on the following pages—information which, coming from such sources as the United States Forest Products Laboratory, from the publications quoted, and from satisfied users, may be considered impartial, accurate, authoritative.

For Mountain Cabins and Beach Cottages, California Redwood is unquestionably the best building material that can be used. A careful investigation must convince anyone of this fact.

Above all, California Redwood is amazingly durable. It will remain sound and free from rot for generations under the most severe conditions. Specimens of California Redwood have suffered exposure for over 100 years, and do not yet show evidence of decay or disintegration. Redwood has a natural preservative in every cell that renders the heart wood an unsuitable food for those fungi that cause rot.

The use of Redwood relieves you of upkeep expense, and of the disappointment of seeing your home looking shabbier and shakier every season. For not only does it keep sound, but dry Redwood does not warp, split, or shrink. Joints stay tight, firm and solid. Window sash hold the weather, doors hang straight, porch rails do not sag, fence and gate posts, properly set, never wobble.

Redwood retards fire. Being non-resinous, it is hard to ignite, slow to burn, and easy to extinguish. This is important when one considers the

lack of modern lighting facilities in remote places, and the prevalence of grass and brush fires.

Redwood is especially suitable for rustic effects. Its color is beautiful and harmonious in natural settings. It is available in rough, artistic effects, as well as in fine, wide clear lengths. Furniture for the home or garden can be made inexpensively to match the house and interior trim.

Redwood is not an expensive quality wood. And when its durability and permanence are considered, it is the least expensive, in the long run.

Build *ONCE*, and *BE DONE WITH UP-KEEP!*

Use Redwood - "It Lasts"

Relative Durability of Untreated Woods

Data from "Technical Note No. 173", by the Forest Products Laboratory, U. S. Forest Service.

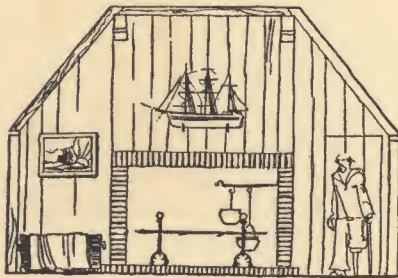
Kind of Wood	Durability Based On that of White Oak as 100%
CALIFORNIA REDWOOD	125-175%
Douglas Fir	75-100%
Southern Yellow Pine	40-100%
White Pine (Eastern).....	70- 90%
Idaho White Pine (Western White)	65- 80%
Western Yellow Pine (California White Pine, Ponderosa Pine).....	35- 50%
Sugar Pine	45- 55%
White Fir, "Mountain Pine".....	25- 35%
Western Larch	75- 85%
Sitka Spruce	35- 50%
Western Hemlock	35- 55%

Shrinkage

Comparative terms used in "Physical and Mechanical Properties of Woods Grown in the United States" (by Forest Products Laboratory, U. S. Forest Service), translated into figures, 1 meaning "very small".

CALIFORNIA REDWOOD	1
Pine, Eastern White	1
Pine, Sugar	2
Pine, "California White", "Ponderosa".....	3
Fir, White (Mountain Pine).....	3
Douglas Fir (Oregon Pine).....	4
Hemlock, Western	4
Larch, Western	4
Spruce, Sitka	4
Pine, Loblolly and Shortleaf.....	4
Pine, "Idaho White"	4

†1. Designs Number One Hundred to One Hundred Nine, incl.
2. Designs Number Two Hundred to Two Hundred Six, incl.

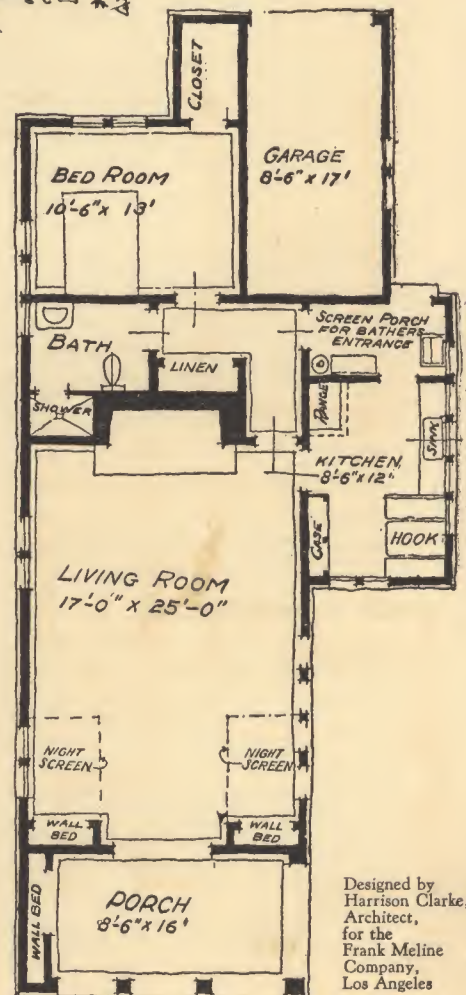


THE LIVING ROOM FIRE PLACE

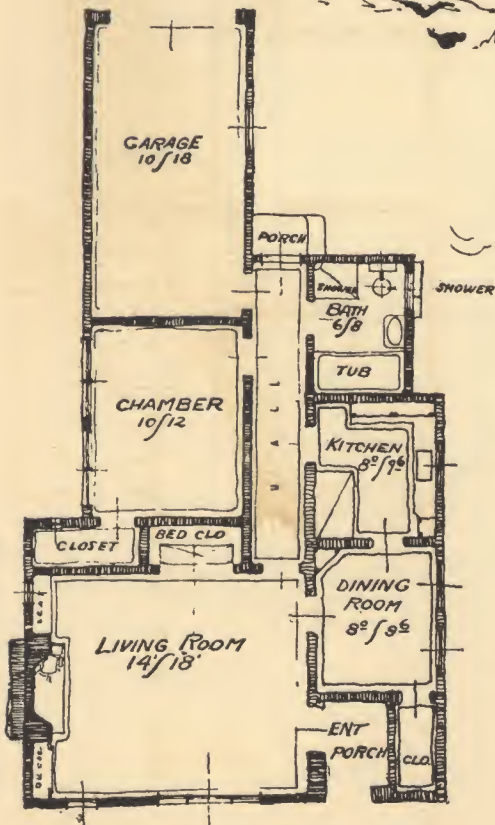
Design Number Two Hundred Four

Submitted in competition for cottages
to cost \$2500 or less.

"DISTRIBUTION—Redwood (*sequoia sempervirens*) grows on the California coast in a strip extending inland from 10 to 30 miles and extending from the northern border of the State southward to a little below Santa Barbara. Redwood may be confused with the big tree (*Sequoia Washingtoniana*), noted for its size and age, but these 'Big Trees' are no longer used for lumber, except in cases where they are blown down."



Designed by
Harrison Clarke,
Architect,
for the
Frank Meline
Company,
Los Angeles



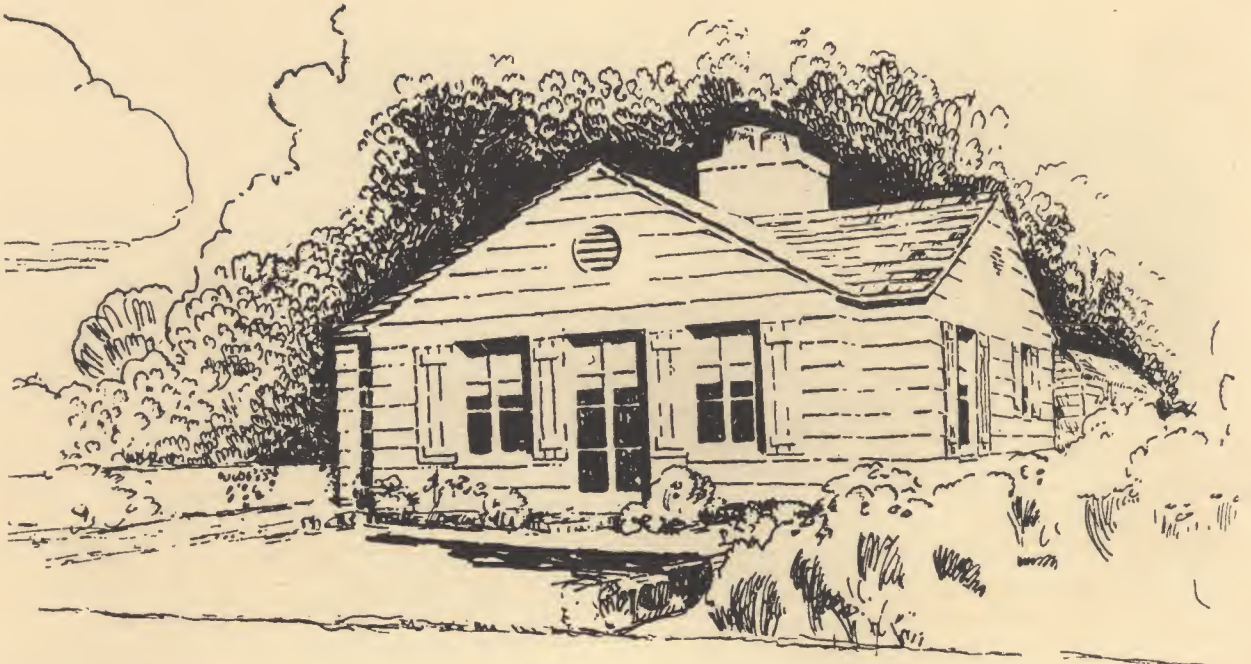
Design Number Two Hundred Six

Submitted in competition for cottages
to cost \$2500 or less.

“USES—Redwood is used for all kinds of construction and finishing purposes. In Australia and on the Pacific Coast it is extensively used in the manufacture of SASH AND DOORS . . . Immunity* from decay and the ravages of white ant makes Redwood desirable for FOUNDATION WORK, MUD-SILLS . . . ; Redwood resists fire well, and even when ignited burns very slowly. It checks but little when exposed to the sun, and is practically free from resin. These properties make it especially suitable FOR USE IN BUILDINGS.”

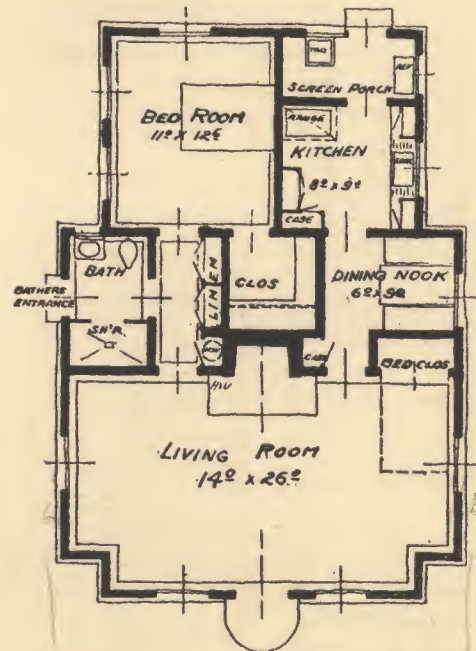
Designed by L. R. Wheeler,
Architect, for the
Frank Meline Company,
Los Angeles.

*In view of recent experiments and in a spirit of fairness we suggest that the phrases “resistance to” and “retard” might be substituted for the phrases “immunity” and “prevent”, as used in the publications here quoted.—California Redwood Association.



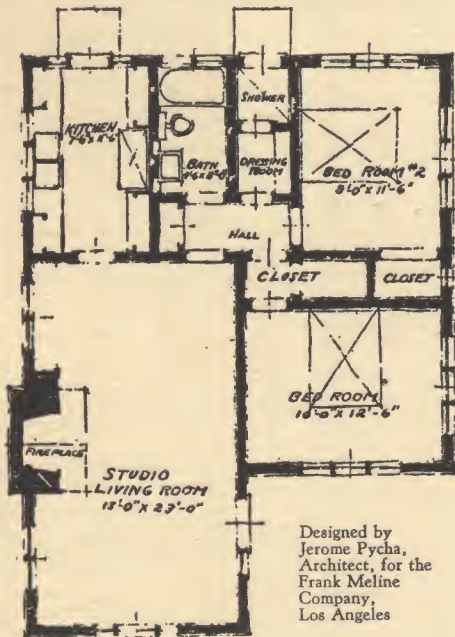
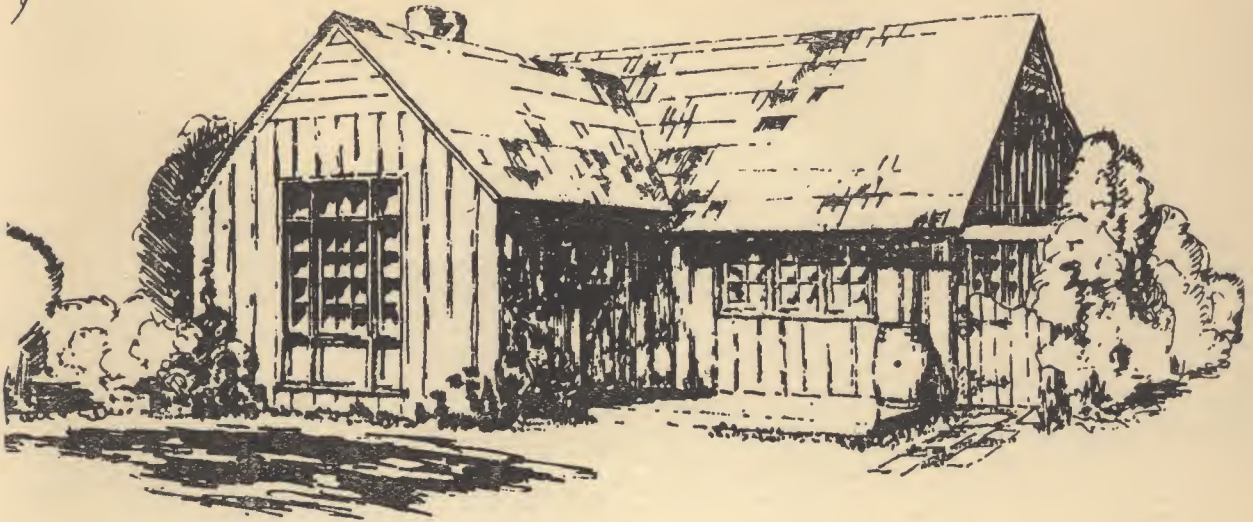
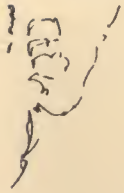
Design Number Two Hundred

Submitted in competition for cottages
to cost \$2500 or less.

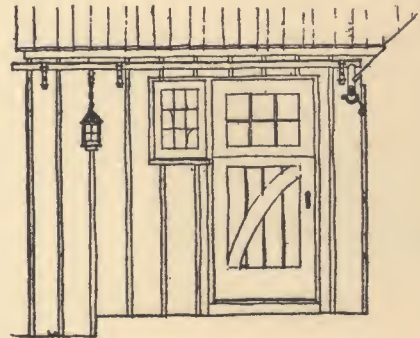


Designed by C. R. Spencer, Architect, for the
Frank Meline Company, Los Angeles

FROM "COMMERCIALLY IMPORTANT TREES OF THE UNITED STATES."—"Redwood finds its largest use in general building and especially for SIDING and shingles, where its great durability is especially desirable. Redwood is also much used for millwork because of its COMPARATIVE FREEDOM FROM SWELLING AND SHRINKING with atmospheric changes, after it is once thoroughly seasoned. Redwood is not resinous and DOES NOT BURN EASILY. It weighs when seasoned 26 pounds per cubic foot. This wood HAS NO CHARACTERISTIC ODOR OR TASTE."



Designed by
Jerome Pycha,
Architect, for the
Frank Meline
Company,
Los Angeles



Design Number Two Hundred One

Submitted in competition for cottages
to cost \$2500 or less.

"SELECTION OF TIMBER FOR SPECIAL PURPOSES."—Under this title Mr. F. E. Kidder, C.E., Ph.D., Architect and Fellow, American Institute of Architects, says (in "The Architect's and Builder's Pocket Book"):

"The following list indicates those woods which are usually considered as best adapted to the particular requirements met with in building construction and finishing":

And this noted authority proceeds to list CALIFORNIA REDWOOD, specifically, for

Posts and Sleepers Outside Finish
Interior Finish Shingles
Siding and Clapboards

12'-6"

13'-0" x 23'-0"

26
9
17



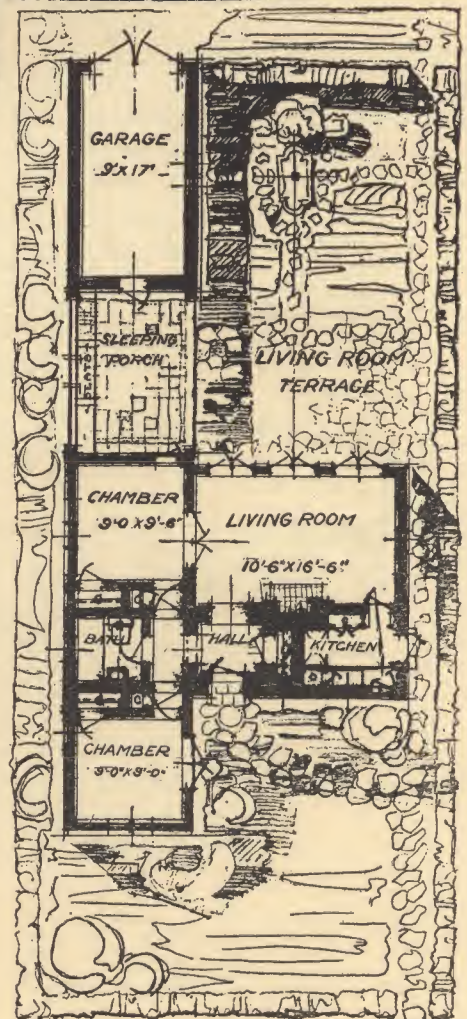
Detail of Sleeping Porch Seat

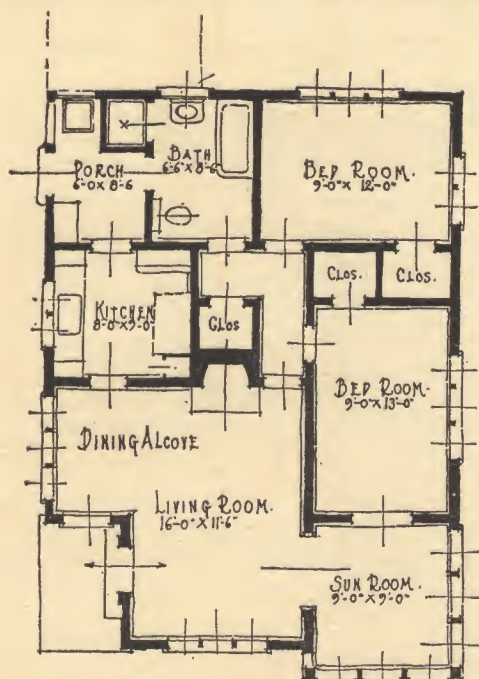
Designed by
Scott C.
Haymond,
Architect,
for the
Frank Meline
Company,
Los Angeles

Design Number Two Hundred Three

Submitted in competition for cottages
to cost \$2500 or less

"REDWOOD possesses lasting qualities scarcely equalled by any other wood. Although very light and porous, it has antiseptic properties which prevent the growth of decay producing fungus." From Bulletin (Gov't.) No. 38, published in 1903.



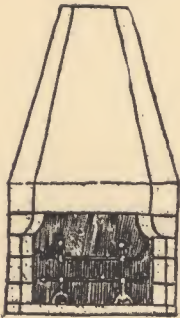
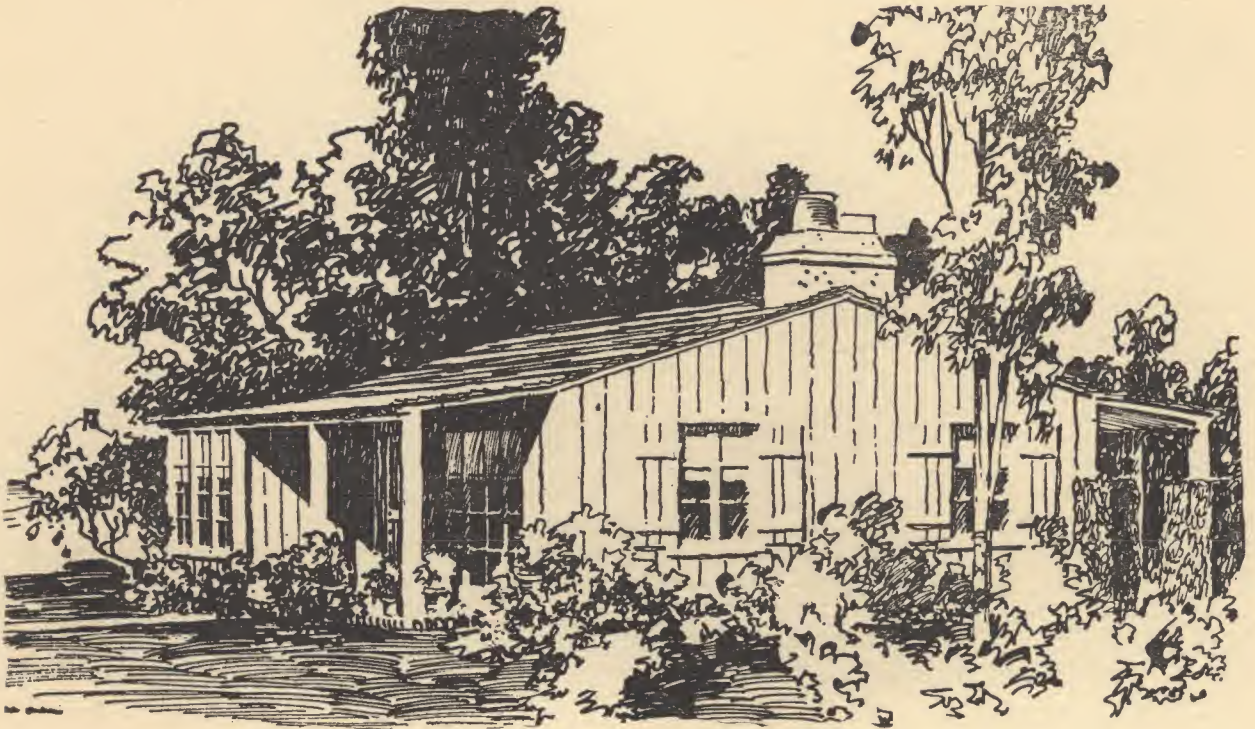


Designed by H. G. Lewis, Architect, for the
Frank Meline Company, Los Angeles

Design Number Two Hundred Five

Submitted in competition for cottages
to cost \$2500 or less.

REDWOOD Resists Rot and Fire. (From University of California Bulletin No. 299.) "If it had no other merits, Redwood would deserve a wide use on the farm because of its great natural resistance to rot and fire. Heart Redwood when placed in contact with the ground should have an average life of 25 years, whereas some other native woods which could be bought a little cheaper, perhaps, rot out in a few years. The durable qualities of Redwood should be taken advantage of by the farmer in his choice of wood for such uses where all the conditions promoting decay are present."



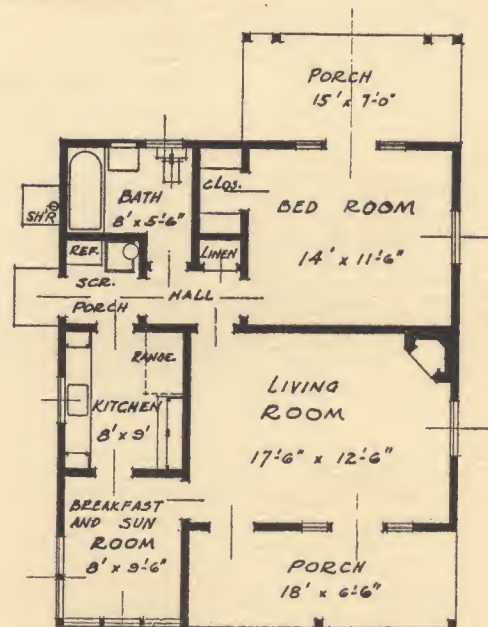
• FIREPLACE •

Design Number Two Hundred Two

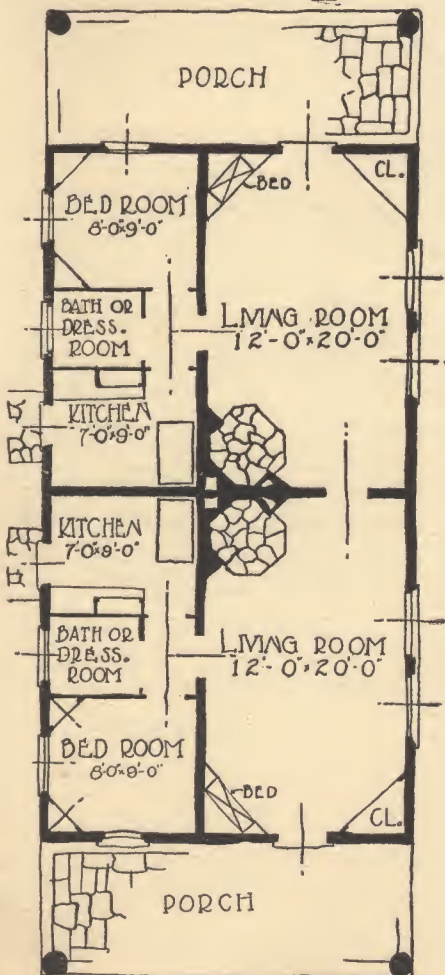
Submitted in competition for cottages to
cost \$2500 or less

*Freedom from Shrinkage, Warping
and Twisting.*

"CALIFORNIA Redwood," says the Fenford Company of Oakland, "has been found from experience to be most satisfactory for interior trim. It does not shrink, swell or warp when thoroughly seasoned and therefore 'stays put' under the most trying conditions. As Redwood can be worked easier than most woods, it can be produced at a moderate cost, making it especially adaptable for interior trim."



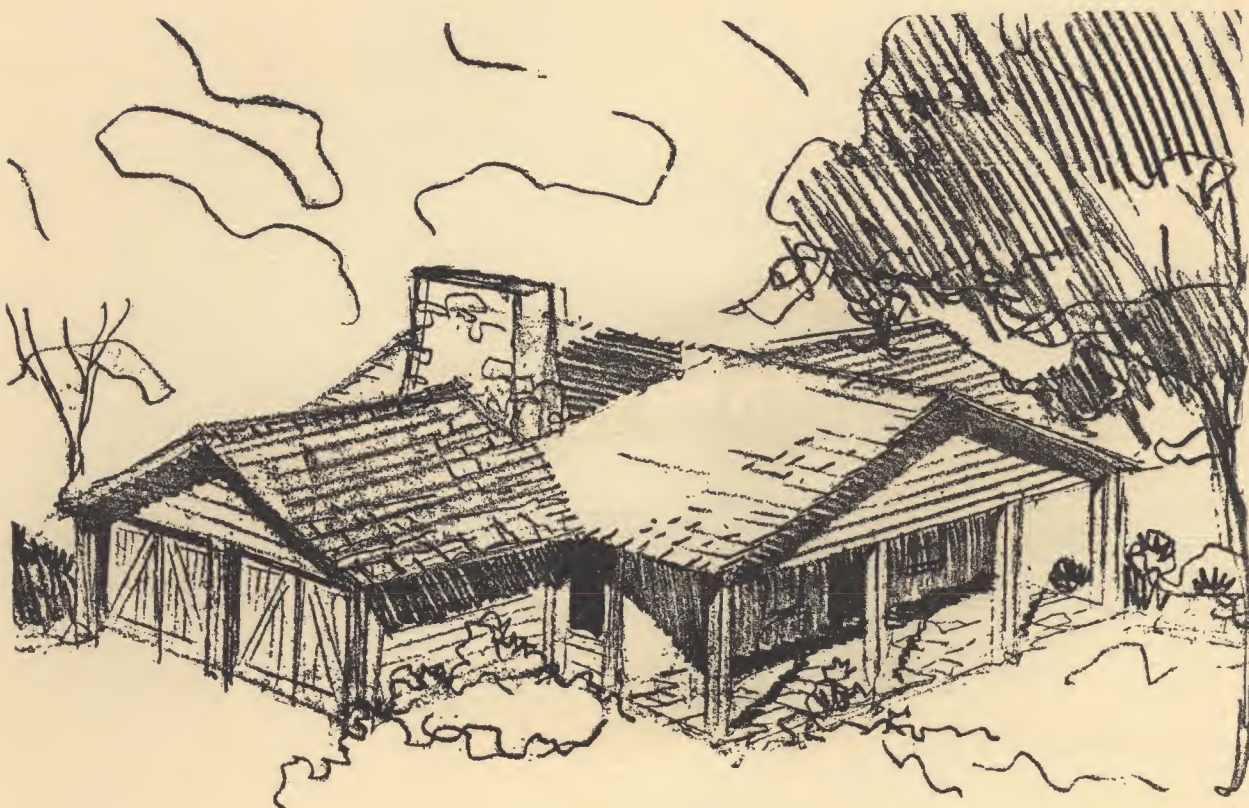
Designed by C. W. Lemmon, Architect, for the
Frank Meline Company, Los Angeles



Design Number One Hundred Five

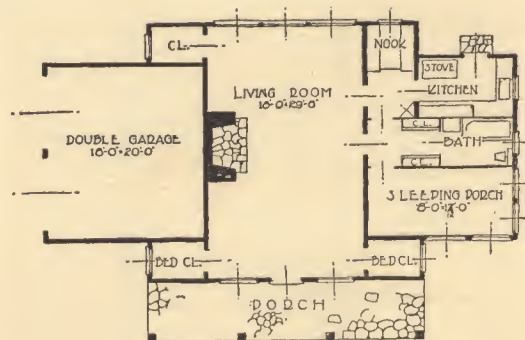
Architect's cost estimate \$1105.00;
For 2 baths add \$500.00.

SAYS the U. S. Government (Report by Dept. of Agriculture, Forest Service, 1911): "The wood warps practically not at all, shrinks little and disfiguration from swelling need not be feared. The making of REDWOOD DOORS has been an important business. They are handsome, strong, light and hold their shape well under changes of climate. Swelling and shrinkage, . . . are reduced to a minimum with REDWOOD."



Design Number One Hundred Eight

Architect's cost estimate, \$1321.00.



Architect, Clifford A. Truesdell, Jr.

Workability

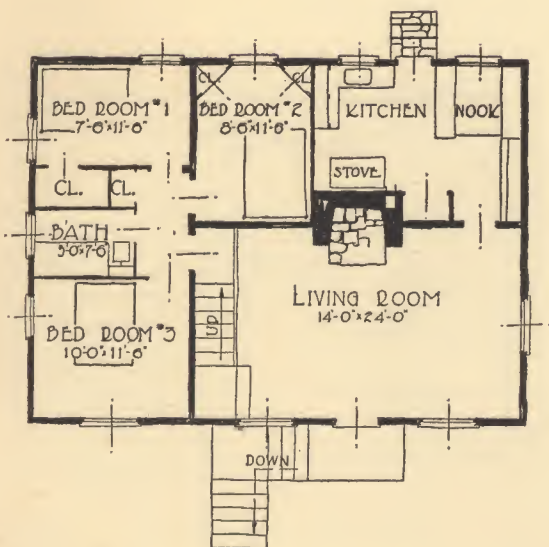
BY saving time of skilled artisans—on the job and in the factory—Redwood saves money. That such a saving is a real and worth while one, is vouched for by a prominent California contractor (name on request), who states:

"In figuring closely on a residence job—as must be done if the job is to be secured—I know I can count on saving 10% in labor provided the owner uses Redwood. Redwood saves an additional 5%," he adds, "because it works up with less waste material."



Design Number One Hundred Three

Architect's cost estimate, \$1400.00.



Architect, Clifford A. Truesdell, Jr.

Lack of Pitch: Fire Retardent.

CALIFORNIA Redwood is in a family (botanically speaking) separate and distinct from those of which the many firs and pines are members.

Redwood contains no pitch.

It is, therefore, unnecessary to apply shellac here and there on Redwood—a most unsatisfactory and expensive job, by the way, because with artificial heat in the home, pitch if present, WILL OOZE, despite shellac—before applying a really fine finish job of paint or enamel on Redwood.

This lack of pitch is one of the reasons for Redwood's fire-retardation. And because of this and its durability, Redwood receives direct and favorable mention in building ordinances by state authorities, by banks, building and loan associations, etc.—recognition of great value to the prospective builder.

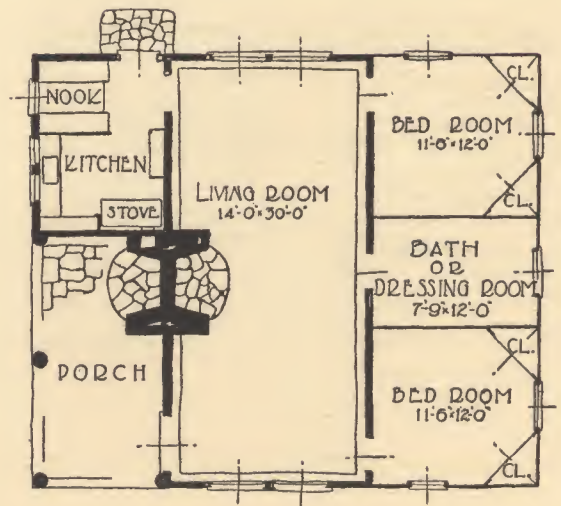


Design Number One Hundred Six

Architect's cost estimate \$1045.00;
For bath add \$300.00.

Says University of California Bulletin
No. 299:

"REDWOOD makes a good shingle wood because of its durability and the slowness with which it burns. If properly laid, a vertical grain No. 1 clear Redwood shingle roof should last from 25 to 40 years. Redwood shakes, which are either sawed or split shingles, commonly 36 inches long, 6 inches wide and $\frac{1}{4}$ inch thick, without taper, are widely used in California for sidewall coverings of buildings because of the distinctive appearance which they give."

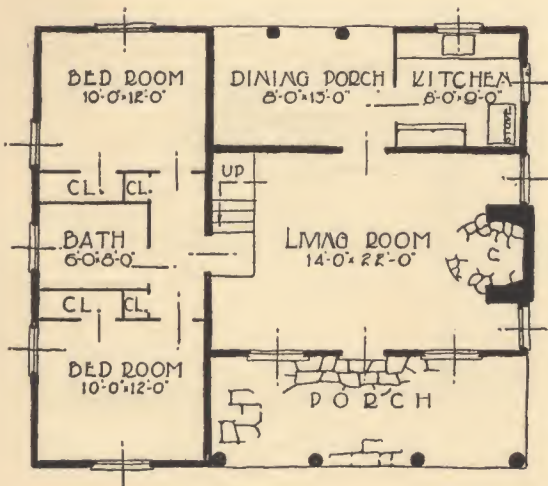


Architect, Clifford A. Truesdell, Jr.



Design Number One Hundred Seven

Architect's cost estimate, \$1270.00.

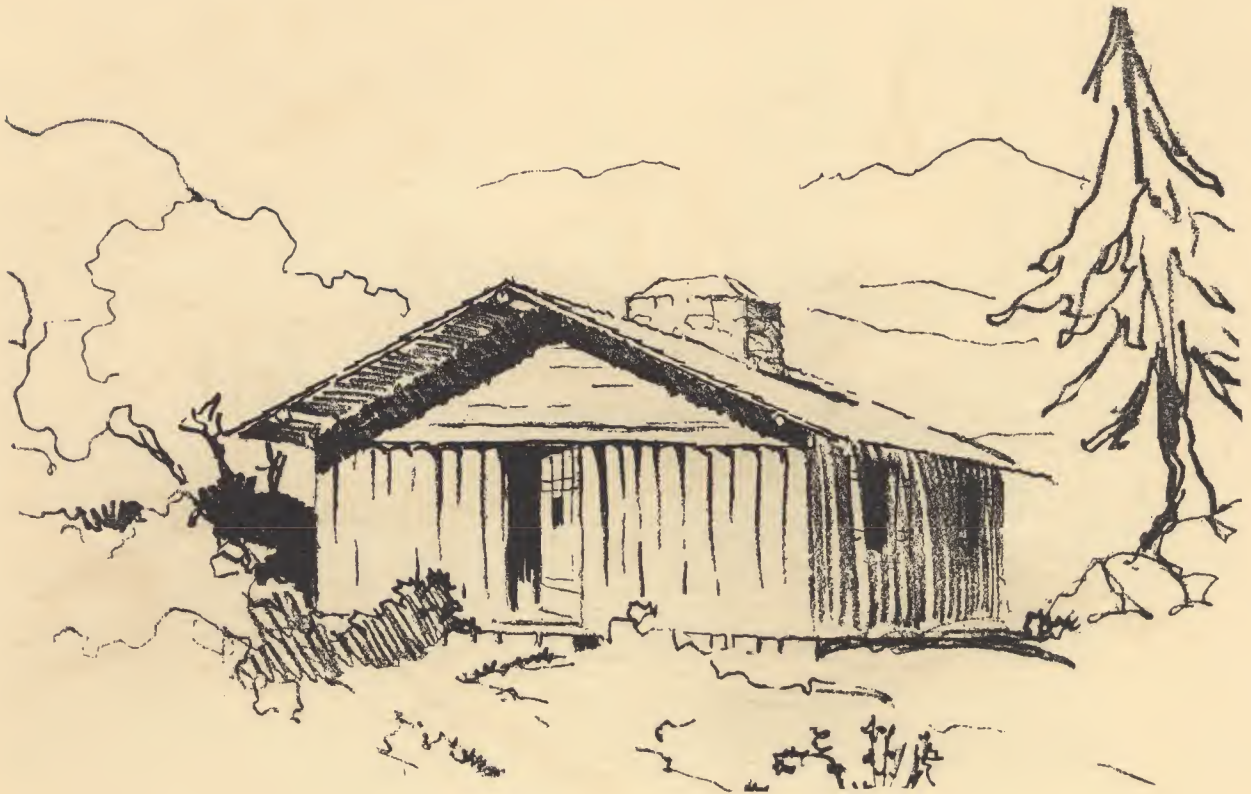


Architect, Clifford A. Truesdell, Jr.

In Los Angeles, California, Building Ordinances, a Standard fire door is:

“A door constructed of not less than three thicknesses of tongued and grooved Redwood boards . . . not less than 13/16 inch thick nor more than 6 inches wide.”

Says State Forester, Merritt B. Pratt, “Redwood is particularly adapted for buildings subject to fire exposure since it is hard to ignite and slow to burn, and fires are easily extinguished. The fire-resistant quality of Redwood was well shown at the time of the great San Francisco fire in 1906 when the burned district was fringed with houses built with Redwood which resisted the flames until they could be controlled.”



Design Number One Hundred Four

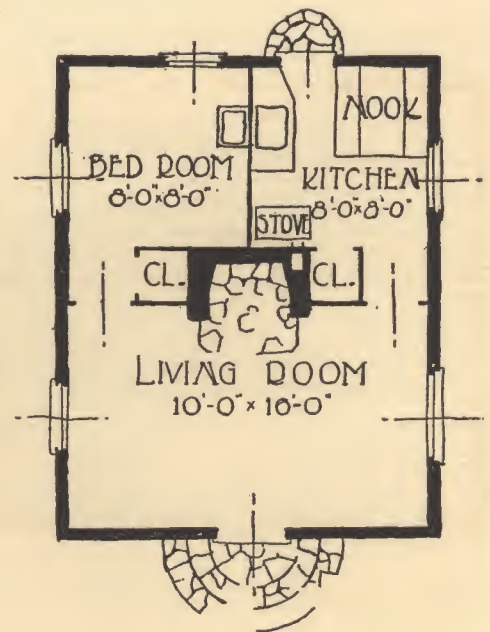
Architect's cost estimate \$450.00.

Redwood Secures Larger Loans.

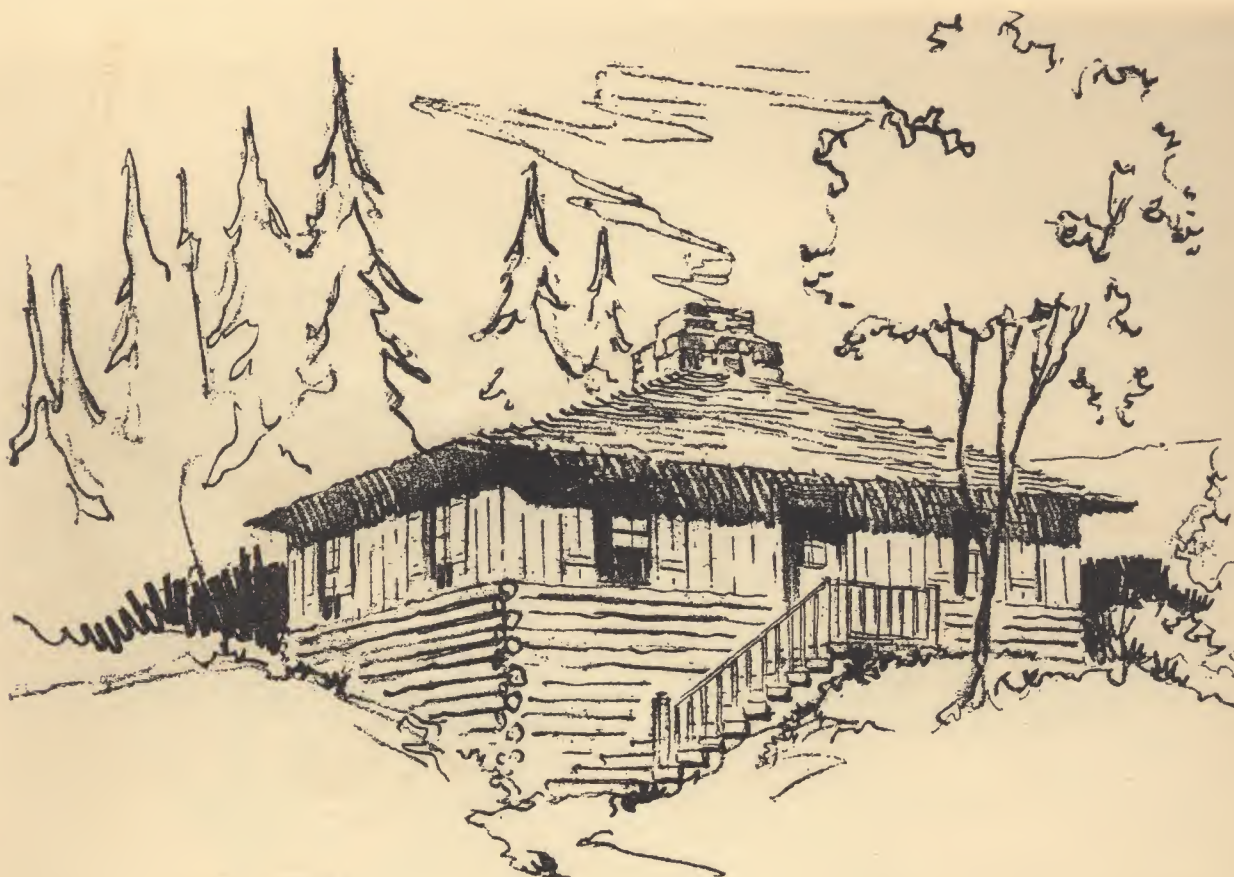
AS a quality material, California Redwood obtains for contractor and owner increased loans on buildings. The Los Angeles Mutual Building and Loan Association, for example, states that:

"Redwood siding has been a standard of quality in California for thirty or forty years last past and we prefer to loan on constructions where it is used to the extent of making a more liberal appraisal of value."

"In the event Redwood is used as shingles and rustic (siding) we of course feel that the structure is of greater value and therefore are disposed to approve a more liberal loan," writes the J. J. Carly Company of Sacramento, California.



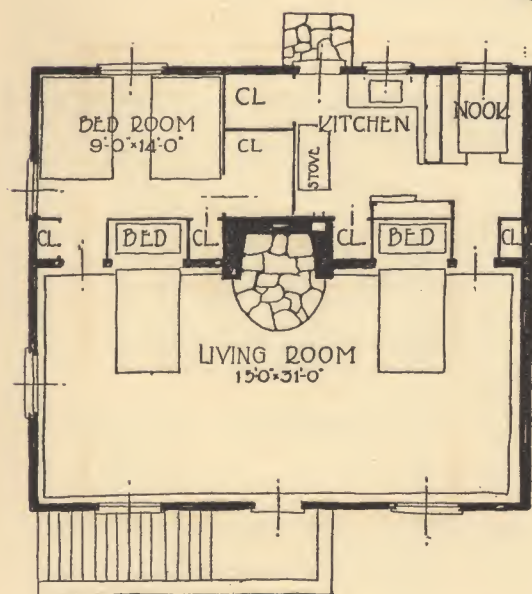
Architect, Clifford A. Truesdell, Jr.



X

Design Number One Hundred One

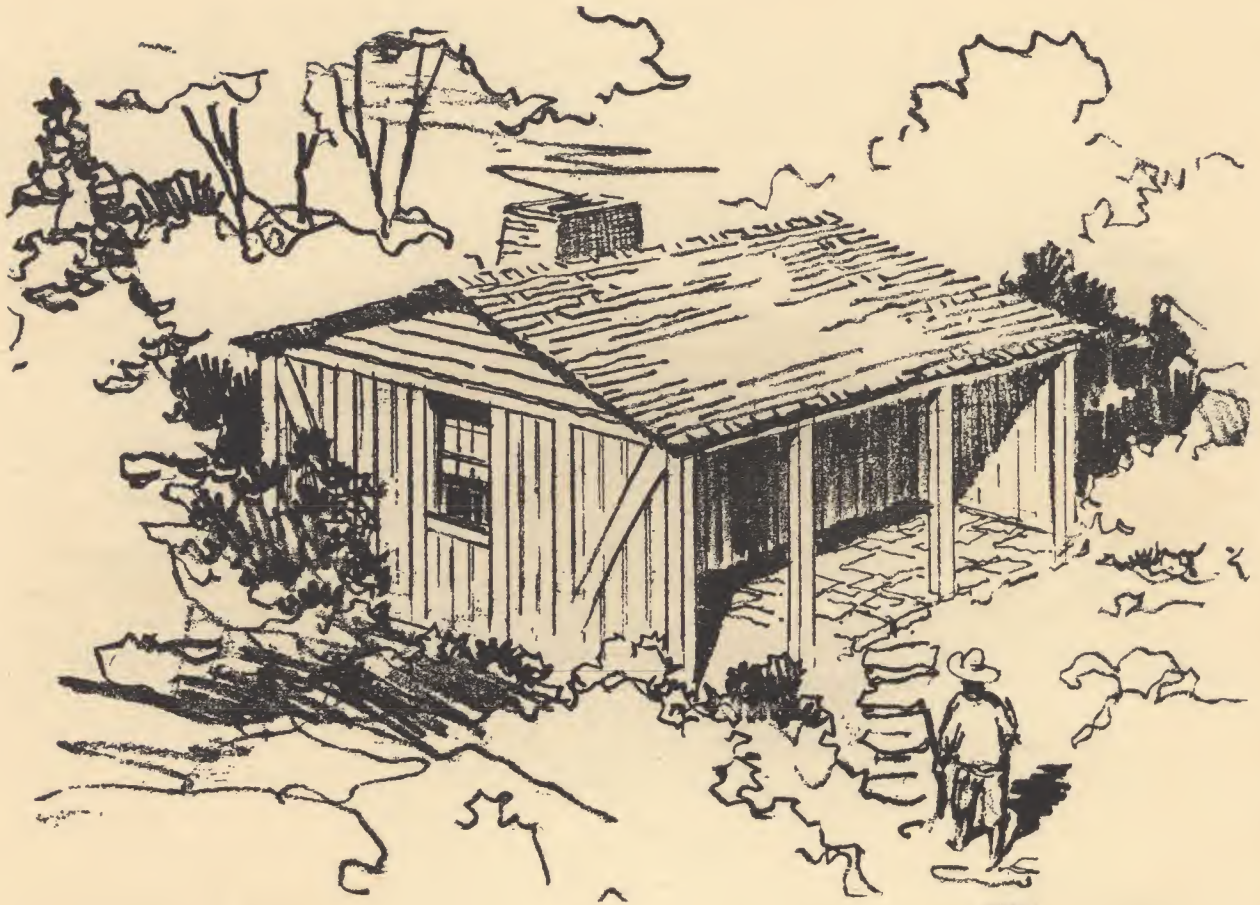
Architect's cost estimate, \$1080.00.



Architect, Clifford A. Truesdell, Jr.

THE old Mission Dolores, built by the Spaniards in 1776, has Redwood rafters, bound by leather thongs, that are still in perfect condition after 150 years.

The California Redwood Association has pieces of Redwood that have been under water in cooling systems so long that the solid mineral deposit coating them is almost one inch thick, yet the wood is clean and sound without a trace of rot.

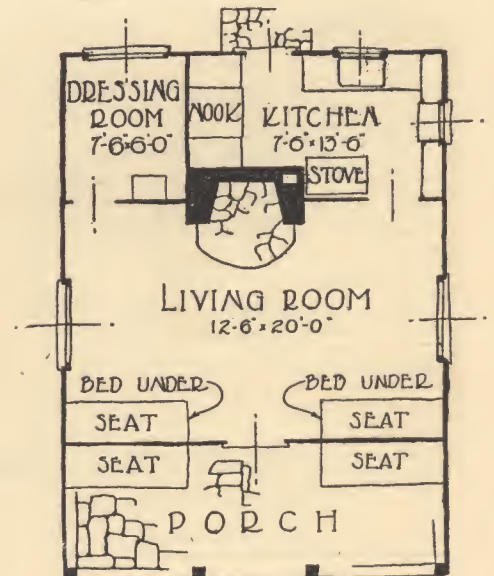


Design Number One Hundred Two

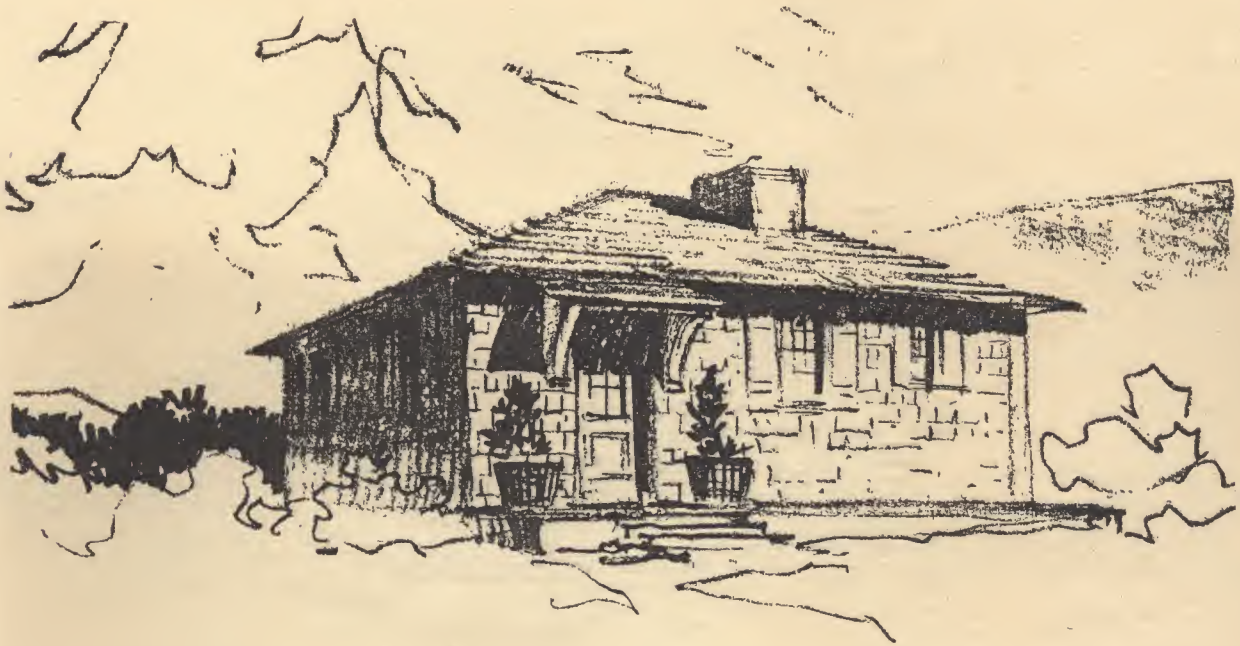
Architect's cost estimate, \$470.00.

THE Southern Pacific Railroad has certain Redwood ties under rails today that have been in use for fifty-five years. Certainly this is a hard test, when one considers the strain to which they are subjected, and the exposed situation of the wood.

Redwood fence posts, set up by the Spanish padres four score and ten years ago, are today as sound and solid as the day they were hewn.

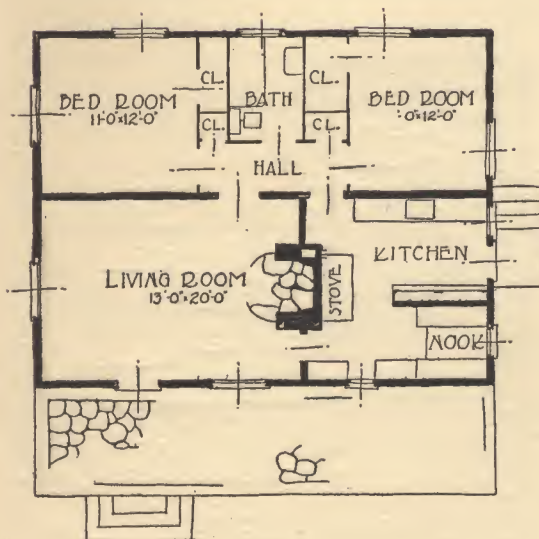


Architect, Clifford A. Truesdell, Jr.



Design Number One Hundred

Architect's cost estimate, \$1510.00.



Architect, Clifford A. Truesdell, Jr.

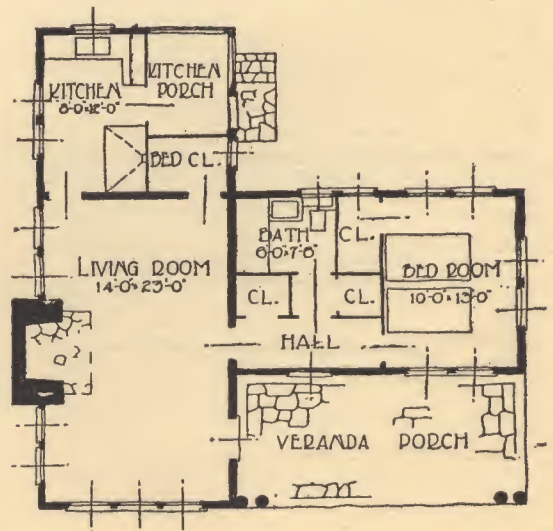
A REDWOOD headgate in irrigation installation of the Alta Irrigation District, near Reedley, California, was put in service in 1879. In 1925 it was examined and found absolutely free from decay. It had been continuously in contact with the soil, and alternately under water and exposed to the sun, for forty-seven years!



Design Number One Hundred Nine

Architect's cost estimate, \$1260.00.

FORTY-SEVEN years ago 16x16 Redwood sills were placed on piling as foundation for a huge lumber company mill at Eureka, Calif. They rested only nine inches above mud. Last year the old mill was replaced by a modern electrically operated plant. And these staunch old Redwood beams were salvaged and used in the construction of new lumber platforms. Still in good condition after a half-century of strenuous use, under exceptionally severe conditions!



Architect, Clifford A. Truesdell, Jr.

